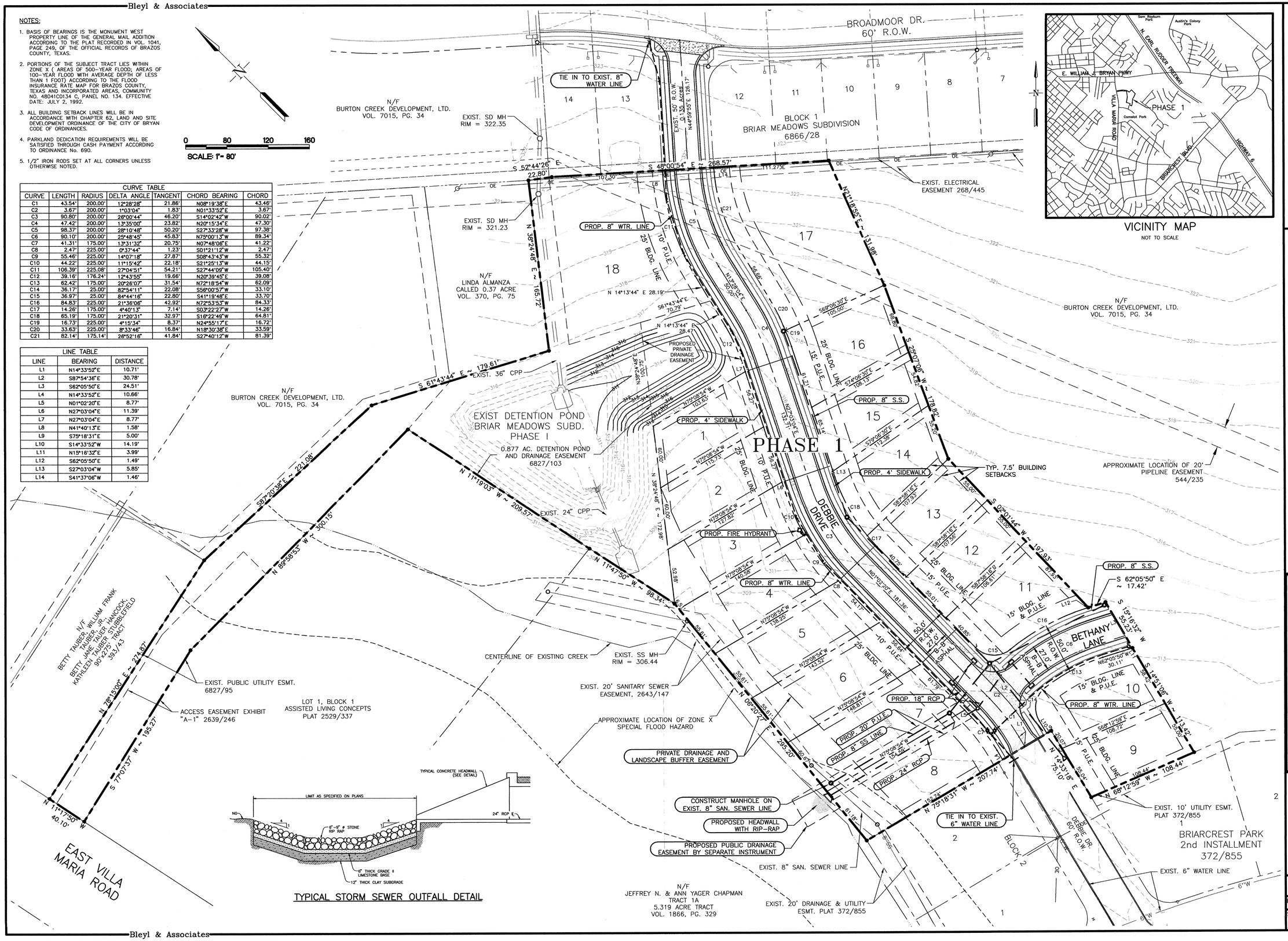
NOTES:

1. BASIS OF BEARINGS IS THE MONUMENT WEST PROPERTY LINE OF THE GENERAL MAIL ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 1041, PAGE 249, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. PORTIONS OF THE SUBJECT TRACT LIES WITHIN ZONE X (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480410C134 C, PANEL NO. 134. EFFECTIVE DATE: JULY 2, 1992.
3. ALL BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH CHAPTER 62, LAND AND SITE DEVELOPMENT ORDINANCE OF THE CITY OF BRYAN CODE OF ORDINANCES.
4. PARKLAND DEDICATION REQUIREMENTS WILL BE SATISFIED THROUGH CASH PAYMENT ACCORDING TO ORDINANCE No. 690.
5. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

0 80 120 160
SCALE: 1"= 80'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C1	43.54'	200.00'	12°28'28"	21.86'	N08°19'38"E	43.46'
C2	3.67'	200.00'	1°03'04"	1.83'	N01°33'52"E	3.67'
C3	90.80'	200.00'	26°00'44"	46.20'	S14°02'42"W	90.02'
C4	47.42'	200.00'	13°35'00"	23.82'	N20°15'34"E	47.30'
C5	98.37'	200.00'	28°10'48"	50.20'	S27°33'28"W	97.38'
C6	90.10'	200.00'	25°48'45"	45.83'	N75°00'13"W	89.34'
C7	41.31'	175.00'	13°31'32"	20.75'	N07°48'06"E	41.22'
C8	2.47'	225.00'	0°37'44"	1.23'	S01°21'12"W	2.47'
C9	55.46'	225.00'	14°07'18"	27.87'	S08°43'43"W	55.32'
C10	44.22'	225.00'	11°15'42"	22.18'	S21°25'13"W	44.15'
C11	106.39'	225.08'	27°04'51"	54.21'	S27°44'09"W	105.40'
C12	39.16'	176.24'	12°43'55"	19.66'	N20°39'45"E	39.08'
C13	62.42'	175.00'	20°26'07"	31.54'	N72°18'54"W	62.09'
C14	36.17'	25.00'	82°54'11"	22.08'	S56°00'57"W	33.10'
C15	36.97'	25.00'	84°44'16"	22.80'	S41°19'48"E	33.70'
C16	84.83'	225.00'	21°36'06"	42.92'	N72°53'53"W	84.33'
C17	14.26'	175.00'	4°40'13"	7.14'	S03°22'27"W	14.26'
C18	65.19'	175.00'	21°20'31"	32.97'	S16°22'49"W	64.81'
C19	16.73'	225.00'	4°15'34"	8.37'	N24°55'17"E	16.72'
C20	33.63'	225.00'	8°33'46"	16.84'	N18°30'38"E	33.59'
C21	82.14'	175.14'	26°52'16"	41.84'	S27°40'12"W	81.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°33'52"E	10.71'
L2	S87°54'36"E	30.78'
L3	S62°05'50"E	24.51'
L4	N14°33'52"E	10.66'
L5	N01°02'20"E	8.77'
L6	N27°03'04"E	11.39'
L7	N27°03'04"E	8.77'
L8	N41°40'13"E	1.58'
L9	S75°18'31"E	5.00'
L10	S14°33'52"W	14.19'
L11	N15°16'32"E	3.99'
L12	S62°05'50"E	1.49'
L13	S27°03'04"W	5.85'
L14	S41°37'06"W	1.46'

REV	DATE	BY	APP	COMMENT

PREPARED FOR:
BURTON CREEK
DEVELOPMENT, L.L.C.
P.O. BOX 6345
BRYAN, TX. 77805-6345

SCALE:
DATE: JUNE, 2006
DRAWN BY: SWW
PROJECT MANAGER: BRETT A. McCULLY, P.E.

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PRELIMINARY PLAN
PHASE 1
LOT 1 - 18

BRIAR MEADOWS CREEK
8.066 ACRES OF LAND
IN THE JOHN AUSTIN SURVEY, A-2
BRYAN, TEXAS

Received
JUL 19 2006
Development & Engineering Services

STATE OF TEXAS
BRETT A. McCULLY
82553
REGISTERED
PROFESSIONAL ENGINEER

PROJECT NUMBER
7036
FILE NAME: 7036-PRELIM-01
SHEET: 1 OF: 1